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**ORDINANCE NO. 46-182**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY  
OF THE CITY OF WICHITA, KANSAS.

**SECTION 1.** That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

**Case No. ZON 2003-76**

Zone change from “SF-5” Single-Family to “TF-3” Two-Family on property described as:

Lots 1-17, Block A, Brentwood South Second Addition to Wichita, Sedgwick County, Kansas.

Zone change from “SF-5” Single-Family to “LC” Limited Commercial on property described as:

Lot 1, Block B, Brentwood South Second Addition to Wichita, Sedgwick County, Kansas.

Generally located on the north side of Pawnee, east of Webb Road

**THE “LC” ZONING IS SUBJECT THE FOLLOWING PROVISIONS PROTECTIVE  
OVERLAY DISTRICT #132:**

1. Signage shall be per Sign Code for the “NR” district, including no signs shall be allowed on the rear or sides of any buildings.
2. Parking lot lighting elements (i.e. fixtures, poles, and lamps, and etc.), with light poles, including base, limited to 24 feet in height, and reduced to 14 feet within 150 feet of residential zoning. All lighting shall be behind a 20-foot setback along the north and east sides. Exterior lighting shall be shielded to prevent light disbursement in a northerly or eastern direction.
3. A landscaping plan shall show location, type and specifications of all plant material, to be reviewed and approved by the Planning Department. Landscaping shall be calculated at

1.5 times the minimum ordinance requirements along the sides of the site abutting residential zoning and the street side. Parking lot landscaping shall be per the ordinance. Landscaping shall be required prior to the issuance of any occupancy permit.

4. A screening wall that is between six (6) feet and eight (8) feet high of concrete/masonry shall be constructed along the north and east property lines. This solid wall shall be constructed of a pattern and a color that is consistent with the building walls, is of uniform construction and placed within a five (5) foot wall easement.
5. Building walls and roofs must have predominately earth-tone colors, with vivid materials limited to incidental accent, and must employ materials similar to surrounding residential areas. No predominately metal elevations shall be allowed, unless the exterior metal elevations have an architectural character that creates shapes, textures, shades and shadows; no plain metal buildings. Exterior treatments may include textured, treated and/or patterned metal exterior walls with brick, masonry, EIFS, stucco, concrete, wood or similar materials.
6. All utilities installed underground.
7. Trash receptacles shall be appropriately screened to hide them from ground view.
8. Rooftop mechanical equipment shall be screened from ground level view per the Code of Wichita.
9. Maximum building height of 35-feet
10. Prohibited uses on the "LC" lot include asphalt or concrete plant, motion picture theaters, liquor stores, tavern and drinking establishments, vocational schools, recycling collection station (public), reverse vending machine, safety service, animal care limited and general, hotel, -motel, marine facility recreational, night clubs, cemeteries, correctional placement residences, group homes, and outdoor storage. Drive through restaurants, convenience stores, service stations, vehicle repair limited, car wash, construction sales and service, and nurseries and garden centers are allowed on the western half of the "LC" site only where it abuts the county yard.
11. A site plan shall be submitted within 180 days for review and approval by the Planning Director.

**SECTION 2.** That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

**SECTION 3.** That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

**ADOPTED this 25th day of May, 2004.**

**ATTEST:**

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Carlos Mayans, Mayor

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Karen Sublett, City Clerk

**(SEAL)**

Approved as to form:

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Gary E. Rebenstorf, City Attorney